157.0	0010	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	732,300 / 732,300
					USE VALUE:	732,300 / 732,300
					ASSESSED:	732,300 / 732,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANDERSON DAVID W &
Owner 2:	BOUTAQMANTI ABDELAALI
Owner 3:	
Street 1:	194 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOLEY JOAN F -
Owner 2:	-
Street 1:	194 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 1559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

Joined Foley Ord

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	333,300		399,000	732,300
Total Card	0.115	333,300		399,000	732,300
Total Parcel	0.115	333,300		399,000	732,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.72 /Parcel: 469.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105255

GIS Ref

GIS Ref

Insp Date 06/30/18

!12367!

PREVIOUS ASSESSMENT

Parcel ID 157.0-0010-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	333,300	0	5,000.	399,000	732,300		Year end	12/23/2021
2021	101	FV	323,500	0	5,000.	399,000	722,500		Year End Roll	12/10/2020
2020	101	FV	323,500	0	5,000.	399,000	722,500	722,500	Year End Roll	12/18/2019
2019	101	FV	258,600	0	5,000.	399,000	657,600	657,600	Year End Roll	1/3/2019
2018	101	FV	258,600	0	5,000.	336,300	594,900	594,900	Year End Roll	12/20/2017
2017	101	FV	258,600	0	5,000.	307,800	566,400	566,400	Year End Roll	1/3/2017
2016	101	FV	235,100	0	5,000.	262,200	497,300	497,300	Year End	1/4/2016
2015	101	FV	222,200	0	5,000.	228,000	450,200	450,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:31:07

LAST REV

Date	Time
08/08/18	08:25:04
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12367

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOLEY JOAN F,	66160-149		9/30/2015		580,000	No	No		Registry stamps illegible
KASABUSKI HELEN	10599-121		8/3/1964			No	No		

USER DEFINED

Prior Id # 1:	105255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
3/29/2016	SQ Returned	MM	Mary M
10/16/2008	Meas/Inspect	163	PATRIOT
1/21/2000	Inspected	263	PATRIOT
12/1/1999	Measured	268	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32350862
Const Adj.:	0.99989998
Adj $ / SQ:	178.656
Other Features:	81000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452905
Depreciation:	119567
Depreciated Total:	333338

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

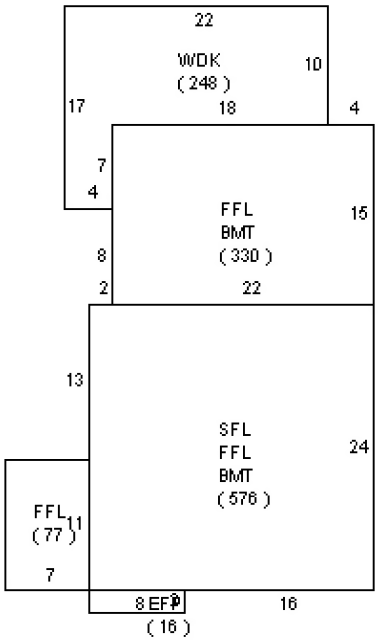
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	196.52
Special Features:	0	Val/Su Net:	122.13
Final Total:	333300	Val/Su SzAd	213.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	178.660	175,619
BMT	Basement	906	53.600	48,559
SFL	Second Floor	576	178.660	102,906
WDK	Deck	248	10.030	2,488
EFP	Enclos Porch	16	72.590	1,161

Net Sketched Area:	2,729			Total:	330,733
Size Ad	1559	Gross Area	2729	FinArea	1559

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0010-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc